

**MN SHOVEL READY CERTIFIED DEVELOPMENT SITE APPLICATION**

**I. CONTACT INFORMATION**

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	Submitting Organization* - Owner/Developer	Local Economic Development Organization (If Different)
Contact Name	Bill Schimmel, Jr.	
Organization	Stewartville EDA	
Address	105 East 1st Street	
City / State / Zip	Stewartville, MN 55976	
County	Olmsted	
Phone	507-533-4745	
FAX	507-533-4746	
E-Mail	<a href="mailto:bschimmel@stewartvillemn.com">bschimmel@stewartvillemn.com</a>	

\*Note Type of Organization (Owner, Broker, Representative, etc.)

**II. SITE/COMMUNITY INFORMATION AND SITE OWNERSHIP**

**Site Name and Address**

Site Name/Designation	Schumman Business Park Phase I & II
Primary PIN Number(s)	54.27.21.xxxxxx & 54.27.22.xxxxxx
Legal Description	(see attached)
Address	100 Schumann Dr NW
City	Stewartville
County	Olmsted

**Site Information**

Total developable land	17.4 acres
Number of Parcels	8
Distance to major state/U.S. highway	0 miles
Directions from Interstate or Major Highway: From Interstate 90, South on Stewartville/US Hwy 63 Exit, south 1 mile to Schumman Dr. NW, Stewartville, MN 55976. West side of US Hwy 63.	

Attach following schedules for parcel and lot:

- List of parcels/lots and designation within each site.
- Market price for each parcel or lot in \$/SF, \$/acre and \$/lot.
- Any special assessments and the amount due for each lot in \$/year and current balance (\$) for each lot.
- Real estate taxes payable in the current year by lot or parcel.

**Required Documentation**

Please enter "yes" in box to the right if the document is attached

Title Commitment using 2006 ALTA Commitment Form	<b>Yes</b>
ALTA Survey (ASC 2005)	<b>Yes</b>
If site not owned, attach copy of option or purchase agreement	<b>Yes</b>
Copy of site layout	<b>Yes</b>
Copy of aerial photo(s) identifying site location/major highways	<b>Yes</b>
Schedule and required submittals for site plan approval/permits	<b>Yes</b>
Updated Community Profile as reported in MNPRO's database	<b>Yes</b>
Will site comply with LEED Certified site requirements? (Refer to instructions for more details)	<b>No</b>

**Identify All Current Property Owners for This Site**

	Owner #1	Owner #2
Name	City of Stewartville	Henry and Luella Schumann
Address	105 East 1st Street	2516 2nd Ave NW
City / State / Zip	Stewartville, MN 55976	Stewartville, MN 55976
Phone	507-533-4745	
E-Mail	<a href="mailto:bschimmel@stewartvillemn.com">bschimmel@stewartvillemn.com</a>	n/a

## III. SITE AND SURROUNDING PARCEL LAND USE AND ZONING INFORMATION

## Land Use Information

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Provide brief description of previous and current land uses of site .	Current is mix of open field, agriculture/cropland/pasture. Past use was agriculture/cropland/pasture.
Identify current and previous uses of adjacent parcels.	Agriculture/cropland/pasture, light commercial, gas station, residential, highway.

## Current and Planned Zoning

Current and planned zoning designation for the site.	M-1 Light Manufacturing & B-2 Highway Commercial
Current and planned zoning designation for land within 500 feet of the site.	M-1 Light Manufacturing, B-2 Highway Commercial, & R-3 High Density Residential
Identify Municipal jurisdiction for adjacent land (Town/City/County)	City of Stewartville, High Forest Township, Olmsted County

## IV. ECONOMIC DEVELOPMENT ZONES

Identify whether **the site** is currently located within any of the following economic development zone designations:

JOBZ - Job Opportunity Building Zone	Yes
Enterprise Zone	No
Foreign Trade Zone	No
Transit Development Zone	No
Tax Increment Financing (TIF)	No
New Market Tax Credits	No

Identify whether **parcels adjacent to the site** are currently located within any of the following economic development zone designations:

JOBZ - Job Opportunity Building Zone	Yes
Enterprise Zone	No
Foreign Trade Zone	No
Transit Development Zone	No
Tax Increment Financing (TIF)	No
New Market Tax Credits	No

Date

Completed

## V. ENVIRONMENTAL SITE ASSESSMENT

Has a Phase I Environmental Assessment been completed in accordance with ASTM Standard E 1527-05? (Report should include record of historical use of site, as well as an archeological and endangered species assessment) Include a copy of the report with the application.	Yes	Jan-13
Was a Phase II Environmental Study required? If so, attach a copy.	No	n/a

## VI. TRANSPORTATION

## Interstate Highway

Distance to closest <u>north/south</u> interstate highway	50 miles
•Identify interstate route number	I-35
Distance to closest <u>east/west</u> interstate highway	1 miles
•Identify interstate route number	I-90

## River/Inland/Sea Port/Airport

Does the site have access to a navigable river, inland or sea port?	No
Distance to closest port	52 miles
Distance to closest International Airport	4 miles
Distance to local/regional airport	4 miles
Runway length	9,033 feet
Navigational Aids	Yes

## Rail Access Contact Information and Service Description

Name of Contact	n/a- RAIL SERVICE NOT AVAILABLE AT SITE	
Company	n/a	
Address	n/a	
City / State / Zip	n/a	
Phone	n/a	
E-Mail	n/a	
Description: n/a		
Nearest Intermodal Facility:	52 miles	



## VII. UTILITY SERVICES

## Electric Power Providers and Service Description

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Contact Name	Teresa Whitcome
Company	People's Energy Cooperative
Address	1775 Lake Shady Avenue South
City / State / Zip	Oronoco, MN 55960
Phone	507-367-7027
E-Mail	<a href="mailto:twhitcome@peoplesrec.com">twhitcome@peoplesrec.com</a>

Is three-phase electric service currently at or within the boundary of this site?	Yes
If yes, what voltages are available?	Standard is 277/480 kV
Is existing service overhead or underground?	Underground
Is a loop (underground loop with two different delivery points) available at site?	Yes
What is the approximate distance to the nearest substation servicing this site?	4 miles
Is there a potential for dual feed to the site from two different substations?	Yes
What is the largest demand that can be served at this site using existing system?	1,500 kW

## Natural Gas Providers and Service D

Contact Name	Rory Lenton
Company	Minnesota Energy Resources
Address	3460 Technology Drive NW
City / State / Zip	Rochester, MN 55901
Phone	507-529-5117
E-Mail	<a href="mailto:RDLenton@minnesotaenergyresources.com">RDLenton@minnesotaenergyresources.com</a>

Is there natural gas service currently available at the site?	Yes
If yes, what is the natural gas line size to the site?	2 inches
Line Capacity	1 mcf/h (14.7mcf/h if 4", ~2,500' line installed)
Pressure (PSI)	15 PSI

## Municipal Water Provider and Service Description

Contact Name	Sean Hale
Municipality	City of Stewartville
Address	105 East 1st Street
City / State / Zip	Stewartville, MN 55976
Phone	507-951-8731
E-Mail	<a href="mailto:shale@stewartvillemn.com">shale@stewartvillemn.com</a>

Contact Name	Bill Schimmel, Jr
Municipality	City of Stewartville

Head pressure at closest hydrant	58 PSI
Flow rate at nearest hydrant	1010 GPM
Attach chemical profile of water	Yes
Is water from surface or ground water source?	Ground Water
Is water source part of looped system with feed from two sources?	No
Any planned upgrades, if so, when?	No
What will be the incremental capacity?	n/a
Will redundancy or loop be added?	n/a

**Municipal Sanitary Sewer Provider and Service Description**

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Contact Name	Sean Hale	Sewer line in place near/at site?	Yes
Municipality	City of Stewartville	Diameter of line at site	6 inches
Address	105 East 1st Street	Size of sewer main in public right-of-way?	8 inches
City / State / Zip	Stewartville, MN 55976	Depth of sewer in public right-of-way?	30 feet
Phone	507-951-8731	Any special pretreatment	No
E-Mail	<a href="mailto:shale@stewartvillemn.com">shale@stewartvillemn.com</a>	Any incremental treatment capacity planned? If yes, note additional capacity	No

**Municipal Storm Sewer Service Description/Requirements**

Based on City Engineer input:

Contact Name	Sean Hale	Capacity of sewer during 5-year storm event	n/a
Municipality	City of Stewartville	Capacity of sewer during 10-year storm event	n/a
Address	105 East 1st Street	Capacity of sewer during 20-year storm event	n/a
City / State / Zip	Stewartville		
Phone	507-951-8731		
E-Mail	<a href="mailto:shale@stewartvillemn.com">shale@stewartvillemn.com</a>		
Any additional storm water treatment or rate of discharge control required for this site?			Yes
If yes, describe treatment/control required: Most of the development drains to regional pond. NPDES permit and local drainage requirements apply. Storm sewer reviews are completed at the time of development.			

**MPCA MS4 (Small Municipal Separate Storm Sewer Systems) program compliance:**

Are you required to obtain permit coverage for storm water discharges? If yes, attach copy of MPCA letter on permit application.	No
Have you satisfied the MS4 permit conditions to develop/implement storm mgmt. program and report on status/effectiveness?	n/a
Are you required to obtain a NPDES (Nat'l Pollutant Discharge Elimination System) permit for storm water during construction?	n/a
If yes, have you prepared a Storm Water Pollution Prevention Plan (SWPPP) for erosion prevention/sediment control? (Attach copy of plan)	n/a

**Telecommunications Providers and Service Description**

Contact Name	n/a
Company	(1) CenturyLink or (2) Charter Communications
Address	n/a
City / State / Zip	n/a
Phone	(1) 800-777-9594 or (2) 800-692-8635
Website	(1) <a href="http://www.centurylink.com">www.centurylink.com</a> or (2) <a href="http://www.charter.com">www.charter.com</a>
Is there telecommunications service currently available at the site?	Yes
Does the site have broadband service?	Yes
If there is broadband service, what is the upstream band width?	(1) 3 Mbps or (2) 5 Mbps
What is the downstream band width?	(1) 3 Mbps or (2) 100 Mbps
What is the type of delivery medium (copper, fiber optics, etc.)	(1) Copper or (2) Coax
If service not available, how soon could it be installed?	n/a

**VIII. VERIFICATION AND ASSURANCE**

I agree that the information is valid and accurate on a best effort basis, that the site can be listed on the MNPRO web site, and that the site information and community profile will be updated every 120 days. Signature: \_\_\_\_\_

Bill Schimmel, Jr.	Title: City Administrator	Organization: City of Stewartville	Date:
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